
Z-2483
MARS ENTERPRISES #452, LLC
I3 TO GB

STAFF REPORT
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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, (represented by attorney Dan Teder) is requesting rezoning of Lot 2 in 52 South Industrial Subdivision for a new motorcycle and all-terrain vehicle sales and service business (Power Sports of Lafayette, Inc.), located at 3617 US 52 South, just south of Veterans Memorial Parkway, Wea 12 (SW) 22-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

This site is virtually in the center of the 1,400+ acre Greater Lafayette Progress, Inc. cooperative industrial rezone of 1997 (Z-1715, R1 & A to I). Two other GB rezones in the area have been approved in the past few years. The first (Z-2382 in 2008) was three lots in Phase 2 of the same industrial subdivision, located to the southeast. The second (Z-2431 in 2010) is a 10 acre tract located to the north along Veterans Memorial Parkway. About 1/4 mile to the northwest are GB properties at the four corners of the US 52 and Veterans Memorial Parkway intersection (Z-1952, Z-1953, Z-1954 & Z-1955 in July and August of 2000). A small remnant of Agricultural zoning is located to the northeast along the south side of Old CR 350 South.

AREA LAND USE PATTERNS:

Lot 2 covers 3.0 acres in the middle of this four lot subdivision. It is developed and is occupied by a 17,000 sq.ft. building that is divided into two units. The larger 11,500 sq.ft. unit at the northwest end has been leased to Power Sports, and is in the process of being renovated for the new business. The smaller 5,500 sq.ft. unit houses an industrial supply wholesaler and repair service (Applied Industrial Technology). Most of the lot area in front of the building is covered by a parking lot. The back (northeast) half of the lot is open and covered by a drainage easement (dry detention storage area). The other three lots are also developed; occupied by a drywall and building material supply company to the northwest (Rose and Walker Supply), an electrical contracting business to the north (M.P. Baker Electric), and steel tube processing manufacturer to the southeast (Voestalpine). To the southwest, across US 52, the new Nanshan aluminum extrusion facility is under construction.

TRAFFIC AND TRANSPORTATION:

The *Thoroughfare Plan* classifies US 52 as a rural divided primary arterial. Access to this site is from a shared entrance at the southeast corner.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

The subdivision is served by Lafayette sanitary sewer and water mains. The drainage was installed according to plans approved by the County Drainage Board. If Lot 2 is rezoned to GB, no new bufferyards would be required along the GB-I3 boundaries, since all lots are developed.

STAFF COMMENTS:

The purpose of this request is to allow Power Sports to conduct retail sales and procure the required Indiana dealers license. Petitioner has submitted three letters of support from parties adjacent and adjoining this site, plus the existing business in the building, Applied Industrial Technology.

The subject property lies within the boundaries of the industrial expansion area included in the **Amendment to the Adopted Land Use Plan Regarding the Expanded Fuji-Isuzu Development Area**, passed in April 1987 by the Area Plan Commission. To help ensure that the various land use sectors shown in the **Plan** function properly as guides to development, certain policies were adopted by APC and the County Commissioners. First among them recommends that:

Requests to rezone land within the study area will be carefully measured against this land use plan amendment, with regard to both its development sectors and the goals that underlie them.

The **Plan** shows this site within the “Industrial” land use sector. While GB zoning is present at the US 52 intersection with Veterans Memorial Parkway, the subject property is not contiguous with it. As such, permitting this rezone would constitute a violation of the policies of the **Comprehensive Plan** and also serve as an example of “spot-zoning”. In 2000, staff recommended denial of the GB rezones at the US 52/Veterans Memorial Parkway intersection on similar grounds and it is worth noting that in the nearly twelve years since those rezones occurred, the GB properties have failed to develop, while industrial development in the vicinity has expanded.

Staff remains opposed to any increase of GB zoning in the industrial expansion area specified in the **Comprehensive Plan**. The commercial sectors delineated in the **Adopted Land Use Plan** continue to meet the need for additional business zoning in this part of the community. Allowing commercial spot-zoning in a planned industrial area only serves to weaken the goals of the **Comprehensive Plan** while sending mixed-signals to potential industrial developers.

STAFF RECOMMENDATION:

Denial